

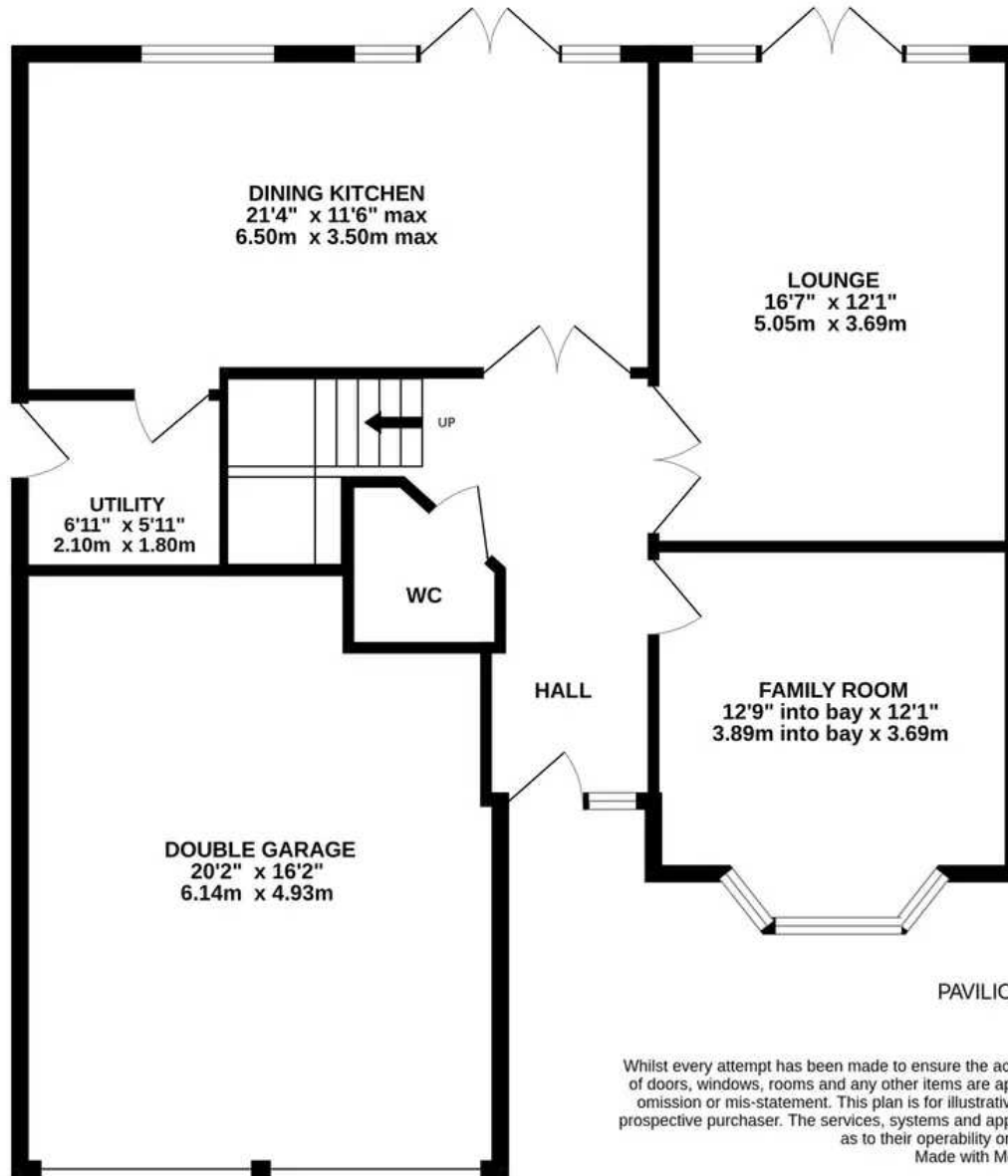


Pavilion View, Huddersfield

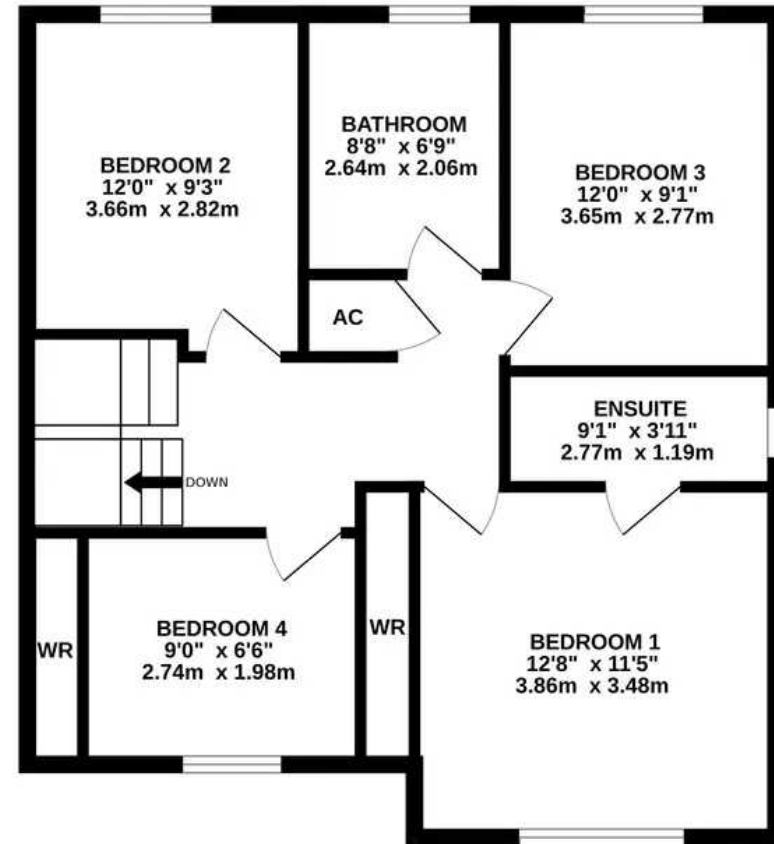
Huddersfield

Fixed Price **£525,000**

GROUND FLOOR



1ST FLOOR



PAVILION VIEW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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27 Pavilion View

Lindley, Huddersfield

A beautifully presented and tastefully appointed four bedroom detached house tucked away off a private driveway and enjoying far reaching westerly views to the rear. The property is situated within this popular and well regarded residential area close to Lindley's varied amenities including a variety of shops, restaurants and bars and just a short drive from Junctions 23 and 24 of the M62 Motorway linking East Lancashire to West Yorkshire. There is a remainder of a Builders Warranty, PVCu double glazing, gas central heating system and briefly comprising to the ground floor; entrance hall, lounge, family room, large dining kitchen with tiled flooring and a host of integrated appliances, utility room and downstairs w.c. To the first floor a landing leads to the master bedroom with an ensuite shower room and three further bedrooms and four piece family bathroom. Externally there is a double width block paved driveway which provides off road parking and in turn leads to an integral double garage and with gardens to front and rear with a west facing rear garden including a large flagged patio and lawn.

Council Tax band: F

Tenure: Freehold

- Tucked away on a private drive.
- Pleasant aspect at the rear.
- Ideal location for transpennine commuting





Entrance Hall

A composite panelled and frosted double glazed door opens into the entrance hall, this has a ceiling light point, central heating radiator, polished tiled floor which continues into the dining kitchen and to one side a spindled return staircase rises to the first floor. From the hallway access can be gained to the following rooms:-

Downstairs w.c.

5' 9" x 5' 0" (1.75m x 1.52m)

With a polished tiled floor, ceiling light point, extractor fan, tiled walls to dado height, central heating radiator and fitted with a suite comprising; wall hung hand wash basin with chrome monobloc tap and low flush w.c.

Family Room

16' 7" x 12' 1" (5.05m x 3.68m)

This is the first of two well proportioned reception rooms and having a walk-in bay with PVCu double glazed windows with inset blinds, there is a ceiling light point and central heating radiator.

Lounge

16' 7" x 12' 1" (5.05m x 3.68m)

Another well proportioned reception room which is approached through twin timber panelled doors from the main entrance hall. This room is situated to the rear of the property and has PVCu double glazed windows together with central French doors opening out on to a west facing garden which enjoys the evening sun. There is a ceiling light point and chimney breast which houses a recess which is ideal for mounting a flat screen TV and beneath this there is a rectangular log flame effect electric fire and a vertically hung radiator.



Dining Kitchen

21' 4" x 11' 6" (6.50m x 3.51m)

As the dimensions indicate this is a generously proportioned room which is approached through twin timber and bevelled glass doors from the main entrance hall. There is a ceiling light point over the dining section and inset LED downlighters over the kitchen area. There is tiled flooring, two central heating radiators, PVCu double glazed windows and French doors looking out over the rear garden and fitted with a range of white gloss base and wall cupboards, drawers, overlying quartz worktops which extend to form a breakfast bar, quartz and tiled splashbacks, inset sink with monobloc tap, Bosch induction hob with stainless steel and curved glass extractor hood over, Zanussi electric double oven, integrated fridge, integrated freezer and integrated dishwasher. To one side a door gives access to the utility room.

Utility Room

6' 11" x 5' 11" (2.11m x 1.80m)

With a ceiling light point, tiled floor, courtesy door to the garage, composite panelled and double glazed door giving access to the side of the house, central heating radiator, extractor fan and having a fitted white gloss base and wall cupboards and overlying worktops with splashbacks.

First Floor Landing

With a ceiling light point, loft access, central heating radiator and cylinder cupboard. From the landing access can be gained to the following rooms:-





Bedroom One

12' 8" x 11' 5" (3.86m x 3.48m)

With a PVCu double glazed window looking out over the front garden, there is a ceiling light point, central heating radiator and a bank of fitted mirror fronted sliding door wardrobes. To one side a door gives access to an ensuite shower room.

En suite Shower Room

9' 1" x 3' 11" (2.77m x 1.19m)

With a frosted PVCu double glazed window, inset LED downlighters, part tiled walls, tiled floor, ladder style heated towel rail and fitted with a suite comprising; wall hung vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. and large tiled shower cubicle with sliding glass door and shower fitting incorporating fixed shower rose and separate hand spray.

Bedroom Two

12' 0" x 9' 3" (3.66m x 2.82m)

With a PVCu double glazed window looking out over the garden with views beyond, there is a ceiling light point and central heating radiator.



Bedroom Three

12' 0" x 9' 1" (3.66m x 2.77m)

This is situated adjacent to bedroom two, which enjoys a similar aspect through a PVCu double glazed window, there is a ceiling light point and central heating radiator.

Bedroom Four

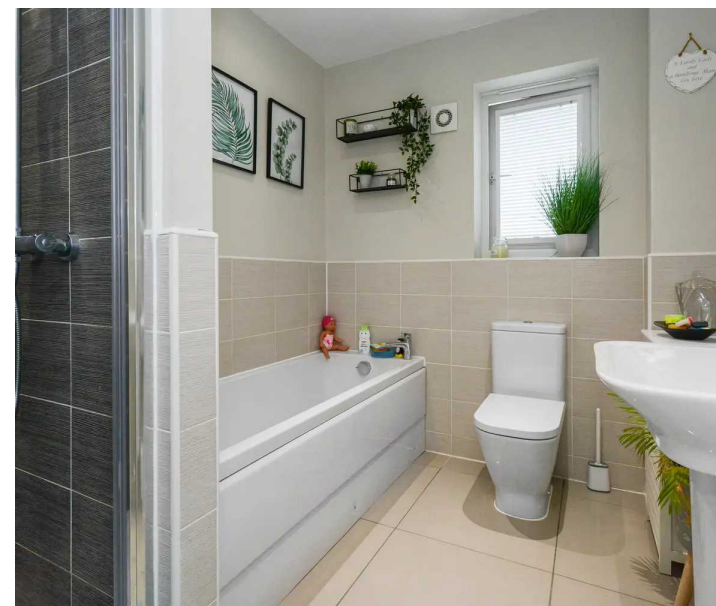
9' 0" x 6' 6" (2.74m x 1.98m)

With a PVCu double glazed window looking out over the front garden, ceiling light point, central heating radiator and to one wall there are fitted floor to ceiling mirror fronted sliding door wardrobes.

Family Bathroom

8' 8" x 6' 9" (2.64m x 2.06m)

With inset LED downlighters, frosted PVCu double glazed window, central heating radiator, tiled walls to dado height, tiled floor and fitted with a 4-piece suite comprising; panelled bath with chrome monobloc tap, pedestal wash basin with chrome monobloc tap, low flush w.c. and tiled shower cubicle with glass bi-fold door and with chrome shower fitting incorporating fixed shower rose and separate hand spray.





GARDEN

To the front of the property there is a lawned garden bordered by shrubs and a flagged pathway giving access to the front door. The rear garden enjoys a westerly aspect and evening sunshine with a large flagged patio, lawn, planted trees and shrubs and in one corner there is a timber garden shed.

DRIVEWAY

2 Parking Spaces

To the front of the property there is a block paved driveway providing parking for two cars side by side and in turn leading to an integral double garage.

GARAGE

Double Garage

This measures 20'2 x 16'2 and has an electric up and over door, courtesy door giving access to the utility room, power, light, wall mounted Ideal gas fired central heating boiler and with plumbing for automatic washing machine, space for tumble dryer and cold water tap.



ADDITIONAL DETAILS

DIRECTIONS

Using satellite navigation enter the postcode HD3 3WU

VIEWING

For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress.

Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8:45 am - 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



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